

142.A

Map

0002

Block

0067.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 529,100 /

USE VALUE: 529,100 /

ASSESSed: 529,100 /

Total Card /

Total Parcel

529,100

529,100

529,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
67		NEWPORT ST, ARLINGTON

OWNERSHIP

Owner 1:	BOMZE ELIZABETH
Owner 2:	HURD KATHERINE
Owner 3:	
Street 1:	67 NEWPORT ST UNIT 67
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

PREVIOUS OWNER

Owner 1:	FIRNENO RALPH/JENNIFER -
Owner 2:	-
Street 1:	67 NEWPORT ST UNIT 67
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1917, having primarily Wood Shingle Exterior and 1145 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7643												G6	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	526,100	3,000		529,100
Total Card	0.000	526,100	3,000		529,100
Total Parcel	0.000	526,100	3,000		529,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	462.10	/Parcel:	462.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	526,100	3000	.		529,100		Year end	12/23/2021
2021	102	FV	510,700	3000	.		513,700		Year End Roll	12/10/2020
2020	102	FV	503,000	3000	.		506,000	506,000	Year End Roll	12/18/2019
2019	102	FV	414,800	3000	.		417,800	417,800	Year End Roll	1/3/2019
2018	102	FV	366,300	3000	.		369,300	369,300	Year End Roll	12/20/2017
2017	102	FV	333,400	3000	.		336,400	336,400	Year End Roll	1/3/2017
2016	102	FV	333,400	3000	.		336,400	336,400	Year End	1/4/2016
2015	102	FV	307,700	3000	.		310,700	310,700	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FIRNENO RALPH/J	71330-281	2	7/17/2018		548,000	No	No		
FIRNENO RALPH/J	44271-414		12/10/2004	Family	100	No	No		

TAX DISTRICT

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

PAT ACCT.

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
5/17/2005	External Ins	BR	B Rossignol

ACTIVITY INFORMATION

Date	Result	By	Name
9/17/2018	Measured	DGM	D Mann
5/17/2005	External Ins	BR	B Rossignol

Sign:

VERIFICATION OF VISIT NOT DATA

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

Type:	99 - Condo Conv		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	brown		
View / Desir:			

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS	

## GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1917	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G6	Fact:
Const Mod:	
Lump Sum Adj:	

## OTHER FEATURES

Kits: 1	Rating:	Average
A Kits:	Rating:	
Frpl:	Rating:	
WSFlue:	Rating:	

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	50.000000000
Name:	

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units	1
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals		RM:s	6		BR:s	2		Baths:	1		HB		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

## DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
	Total:	18.6%

## CALC SUMMARY

Basic \$ / SQ:	305.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	403.516
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.25000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	646282
Depreciation:	120208
Depreciated Total:	526074

## REMODELING

	Exterior:	
	Interior:	
	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

## RES BREAKDOWN

[illegible]

## MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	
-------	--	--------	--	----------	--	-------	--	--------	--

### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	9X18	A	AV	1960	30.43	T	40	102			3,000		3,000

More: N	Total Yard Items:	3,000	Total Special Features:		Total:	3,000
---------	-------------------	-------	-------------------------	--	--------	-------

## COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	504.39	
Special Features:	0	Val/Su Net:	459.48	
Final Total:	526100	Val/Su SzAd	459.48	

## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,145	403.520	462,026	
Net Sketched Area:		1,145	Total:	462,026	
Size Ad	1145	Gross Area	1145	FinArea	1145

### SUB AREA DETAIL

[illegible]

## IMAGE

**AssessPro** Patriot Properties, Inc

